19 Clifton Vale,
Bristol, BS8 4PT

Goodman & Lilley

Accommodation
Please see the floorplan for room measurements and the property layout.

Approach
A communal front door leads from Clifton Vale into an inner lobby with stairs leading up to the principle rooms of the maisonette.

First Floor
An elegant reception room and kitchen occupy this level with high ceilings, impressive windows and period features. The sitting room benefits from dual aspect light with far reaching views to The Paragon in the west and up through Camden Terrace in the other. The kitchen is fully fitted with wall and base units, cooker and extractor hood and double stainless steel sink. There is the added benefit of a w.c. and wash hand basin on this level.

Second Floor
Stairs lead up to the top floor of the property with a very spacious master bedroom enjoying the same foot print and aspect as the sitting room, a second bedroom above the kitchen with a walk in wardrobe and a tiled bathroom with a full size bath, wall mounted shower and glass screen, w.c. and wash hand basin. Access to the extensive loft is also via this level.

Further Information
The accommodation is of good decorative order and benefits from newly fitted carpets throughout. In addition to the principle rooms the stairs and landings have storage cupboards and views over the church gardens.

Bristol City Council - Council Tax Band C
New 979 year lease with share of the Freehold
Gas combination boiler installed 3/11/2024
The property has fibre broadband
Permit and meter parking

Location
A fantastic location being within a flat level walk to the harbourside and an approximate 15 minute walk to the famous Brunel Suspension Bridge via Clifton Village with its plethora of boutique shops, cafes, restaurants, hotels, pubs and convenience stores. There are also a wealth of private and state schools within easy reach to include Hotwells Primary, Cathedral School, Clifton High and Clifton College. The Ashton Court Estate and deer park are also within close proximity and home to the International Balloon Fiesta.

- Two Bedroom Maisonette
- Spacious Dual Aspect Reception Room
- Bathroom
- New 979 Year Lease
- Fantastic Clifton Location
- Separate Kitchen
- Separate W.C.
- Share Of Freehold

GUIDE PRICE £375,000

Ground Floor

Approx. 47.5 sq. metres (511.5 sq. feet)

First Floor

Approx. 48.6 sq. metres (523.4 sq. feet)

Total area: approx. 96.1 sq. metres (1034.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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